

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 6, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-33546 - APPLICANT/OWNER: RED CARD, LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend DENIAL.

Planning and Development

1. Approval of and conformance to the conditions for Special Use Permit (SUP-33544) and Site Development Plan Review (Z-0110-90) shall be required, if approved.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The uses within the existing 3,598 square-foot building shall be limited to the following quantities: The Convenience Store use shall not exceed 2,746 square feet; the Restaurant use shall not exceed 605 square feet; the rental truck use shall not exceed 247 square feet.
4. The parking and storage of rental trucks and trailers shall be limited to the northeast corner of the site and shall not occur within parking spaces adjacent to Durango Drive or Westcliff Drive.
5. All parking space dimensions, handicapped parking space dimensions, driveway aisle widths and loading zone dimensions shall be in conformance with the requirements of Title 19.10.
6. All signage shall conform to the requirements of Title 19.14.060(F).
7. All development shall be in conformance with the site plan and landscape plan date stamped 03/18/09, and building elevation photographs, date stamped 02/20/09, except as amended by conditions herein.
8. Plant material in conformance with the approved quantities of vegetation listed on the landscape plans approved by the Planning and Development Department dated 08/15/97 shall be provided on site. The quantities shall consist of a minimum of five, 15-gallon trees, a minimum of 43, five-gallon shrubs and a minimum of 20, one-gallon shrubs per the approved landscape plans.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a business license for a Truck Rental establishment. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. No washing of rental vehicles allowed on-site unless specific written approval for such is obtained from the Industrial Waste Section.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (Z-0110-90) to eliminate required landscape and to add truck storage for a proposed Truck Rental Establishment in conjunction with an existing Convenience Store and Restaurant at 8490 Westcliff Drive. The applicant has also submitted applications for a General Plan Amendment (GPA-33542) to change the General Plan designation from SC (Service Commercial) to GC (General Commercial), a Rezoning (ZON-33543) from C-1 (Limited Commercial) zone to C-2 (General Commercial) zone and a Special Use Permit (SUP-33544) for a for a Truck Rental establishment. The addition of a Truck Rental establishment to an existing Convenience Store and Restaurant will create an overbuilt site within an existing property already containing high-traffic and heavy volume uses. Altering the existing zoning and General Plan designations to facilitate the Truck Rental use will create a land use pattern that is inconsistent with the surrounding zoning districts, in turn indicating that the subject site is not an appropriate location for the proposed use; therefore, staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/07/90	The City Council approved a Rezoning (Z-0110-90) from N-U (Non-Urban) to C-1 (Limited Commercial) on property located at the northeast corner of Westcliff Drive and Durango Drive. The Planning Commission and staff recommended approval of this request.
06/25/91	The Planning Commission accepted a withdrawal of a Plot Plan and Building Elevation Review [Z-0110-90(1)] for a proposed Shopping Center located at the northeast corner of Westcliff Drive and Durango Drive.
04/01/92	The City Council approved a Reinstatement and Extension of Time [Z-0110-90(2)] of an approved Rezoning (Z-0110-90) from N-U (Non-Urban) to C-1 (Limited Commercial) on property located at the northeast corner of Westcliff Drive and Durango Drive. The Planning Commission and staff recommended approval of this request.
04/30/92	The City Council approved a Special use Permit (U-0036-92) to allow the sale of beer and wine, and the sale of gasoline, in conjunction with a proposed Convenience Store, and to allow a proposed Tavern on property located at the northeast corner of Westcliff Drive and Durango Drive. The Board of Zoning Adjustment and staff recommended approval of this request.
05/19/93	The City Council approved an Extension of Time [Z-0110-90(3)] of an approved Rezoning (Z-0110-90) from N-U (Non-Urban) to C-1 (Limited Commercial) on property located at the northeast corner of Westcliff Drive and Durango Drive. The Planning Commission and staff recommended approval of this request.

06/04/93	The City Council approved an Extension of Time [U-0036-92(1)] for an approved Special Use Permit (U-0036-92) for the sale of beer and wine and the sale of gasoline, in conjunction with a proposed convenience store; and for a proposed Tavern on property located at the northeast corner of Westcliff Drive and Durango Drive. The Board of Zoning Adjustment and staff recommended approval of this request.
05/12/94	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-0110-90(5)] for a temporary construction trailer to be located at the northeast corner of Westcliff Drive and Durango Drive. Staff recommended approval of this request.
05/18/94	The City Council approved an Extension of Time [Z-0110-90(4)] of an approved Rezoning (Z-0110-90) from N-U (Non-Urban) to C-1 (Limited Commercial) on property located at the northeast corner of Westcliff Drive and Durango Drive. The Planning Commission and staff recommended approval of this request.
06/09/94	The City Council approved an Extension of Time [U-0036-92(2)] for an approved Special Use Permit (U-0036-92) for the sale of beer and wine and the sale of gasoline, in conjunction with a proposed convenience store; and for a proposed Tavern on property located at the northeast corner of Westcliff Drive and Durango Drive. The Board of Zoning Adjustment and staff recommended approval of this request.
03/19/08	The City Council approved a Special Use Permit (SUP-25955) for a Package Liquor Off-Sale Establishment in conjunction with an existing Convenience Store at 8490 Westcliff Drive. The Planning Commission and staff recommended approval of this request.
04/09/09	The Planning Commission recommended denial of companion items GPA-33542, ZON-33543 and SUP-33544 concurrently with this application. The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #30/dc).
<i>Related Building Permits/Business Licenses</i>	
08/15/97	A building permit (#97016880) was issued for a new building certificate of occupancy at 8490 Westcliff Drive. The permit received final approval 03/31/98.
08/15/97	A building permit (#97016881) was issued for onsite improvements at 8490 Westcliff Drive. The permit received final approval 03/05/98.
12/22/97	A building permit (#97025190) was issued for a new commercial building at 8490 Westcliff Drive. The permit received final approval 02/10/98.
01/21/98	A building permit (#98001099) was issued for exterior wall signage at 8490 Westcliff Drive. The permit received final approval 03/03/98.
03/24/98	A building permit (#98006012) was issued for a sign at 8490 Westcliff Drive. The permit expired 03/11/00 without receiving final approval.
04/23/99	A building permit (#99007845) was issued for a 6.25 square-foot exterior wall sign at 8490 Westcliff Drive. The permit received final approval 02/23/00.
06/12/02	A building permit (#02010547) was issued for a channel letter wall sign and light band at 8490 Westcliff Drive. The permit expired 12/14/02 without receiving final approval.

07/31/02	A building permit (#02013792) was issued for a tenant improvement remodel at 8490 Westcliff Drive. The permit received final approval 09/25/02.
05/20/03	A building permit (#03010225) was issued for a sign at 8490 Westcliff Drive. The permit received final approval on 08/22/03.
05/21/03	A building permit (#03010265) was issued for a water kiosk at 8490 Westcliff Drive. The permit received final approval on 10/09/03.
12/09/03	A business license (#P35-00642) was issued for a pay phone location at 8490 Westcliff Drive. The license is currently active.
10/19/05	A building permit (#05007416) was issued for a kitchen remodel at 8490 Westcliff Drive. The permit received final approval on 01/27/06.
09/26/06	A building permit (#06006102) was issued for a sign at 8490 Westcliff Drive. The permit expired 03/31/07 without receiving final approval.
10/05/06	A building permit (#06006269) was issued for a sign at 8490 Westcliff Drive. The permit was rejected final approval 04/02/07 and expired 09/29/07.
10/05/06	A business license (#L10-00264) was issued for beer/wine/cooler off-sale at 8490 Westcliff Drive. The license was marked out 03/20/08.
10/24/06	A business license (#G01-02269) was issued for restricted gaming at 8490 Westcliff Drive. The license is currently active.
11/07/06	A business license (#C15-00312) was issued for a convenience store/deli at 8490 Westcliff Drive. The license is currently active.
11/20/06	A business license (#C05-02255) was issued for retail tobacco sales at 8490 Westcliff Drive. The license is currently active.
05/24/07	A building permit (#07001743) was issued for a sign at 8490 Westcliff Drive. The permit received final approval 09/20/07.
03/26/08	A business license (#L15-00141) was issued for package liquor sales at 8490 Westcliff Drive. The license is currently active.
04/19/08	A business license (#C08-01795) was issued for amusement machines at 8490 Westcliff Drive. The license is currently active.
05/22/08	A building permit (#08000183) was issued for a sign at 8490 Westcliff Drive. The permit received final approval 08/12/08.
08/06/08	A business license (#R07-00831) was issued for a restaurant at 8490 Westcliff Drive. The license is currently active.
01/08/08	A Code Enforcement complaint (#70530) was process for signage on city property. The case was resolved 10/10/08.
<i>Pre-Application Meeting</i>	
02/04/09	A pre-application meeting was held with the applicant where the submittal requirements of a General Plan Amendment, Rezoning, Special Use Permit and a Site Development Plan Review were discussed.
<i>Neighborhood Meeting</i>	
03/10/09	A neighborhood meeting was held on Tuesday March 10, 2009 at 5:30pm at the LA Petite Academy, Training Room, located at 8451 Boseck Drive, Las Vegas, Nevada 89145. There was one representative of the applicant and one member of the Planning and Development Department in attendance at the meeting. There were no members of the general public present. The meeting was called to an end at 6:00 PM.

Field Check	
03/05/09	A field check was conducted by staff at the subject site. The subject property contained an existing Convenience Store with Fuel Pumps and a Restaurant within a single building. While the site was generally clean, staff noted that the window signage exceeded the 25% coverage permitted by Title 19.14, and the total area of wall signage exceeded the 20% maximum permitted by Title 19.14. In addition, a non-permitted wooden sign was noted at the northwest corner of the site fronting Durango Drive, the trash enclosure was missing the required screening gate, along with four rental trucks and two rental trailers parked on site.

Details of Application Request	
Site Area	
Gross Acres	0.87

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convenience Store and Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Tavern	SC (Service Commercial)	C-1 (Limited Commercial)
West	Golf Course and Detention Basin [Approved Park and Ride Facility (SDR-26815) and Community Recreational Facility (SDR-27898)]	PR-OS (Parks/Recreation/ Open Space)	C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	37,951 SF	N/A
Min. Lot Width	100 Feet	164 Feet	Y
Min. Setbacks			
• Front	20 Feet	65 Feet	Y
• Side	10 Feet	17 Feet	Y
• Corner	15 Feet	67 Feet	Y
• Rear	20 Feet	135 Feet	Y
Max. Lot Coverage	50%	9.5%	Y
Max. Building Height	2 Stories or 35 Feet, whichever is less	17 Feet	Y
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	51 Feet	165 Feet	Y
Trash Enclosure	50 Feet	250 Feet	Y

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	1 Tree	1 Tree	Y*
Buffer:				
Min. Trees	1 Tree/40 Linear Feet	5 Trees**	Zero Trees	N***
TOTAL		6 Trees	1 Tree	N***
Min. Zone Width	10 Feet (South)**** 12 Feet (West)**** Zero Feet (North and East)****		10 Feet Zero Feet Zero Feet	Y N***** Y
Wall Height	6-8 Feet		No wall	N/A

* The original Site Development Plan Review (Z-0110-90) did not require parking lot landscaping for the existing 22 parking spaces on site. The applicant is proposing six additional parking spaces through this review, which would require one, 24-inch box tree.

** Site Development Plan Review (Z-0110-90) was approved with five, 15-gallon trees within the landscape buffers adjacent to Westcliff Drive and Durango Drive. Zero trees were required along the north and east perimeters of the subject property.

*** The applicant has requested an Exception to allow zero trees within the existing landscape buffers.

**** As approved through Site Development Plan Review (Z-0110-90).

***** The applicant has requested a Waiver to allow a zero-foot landscape buffer where 12 feet was approved.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	2,746 SF	One space / 250 SF*	11		11		
Restaurant, Less than 2,000 SF (without Drive-Through)	605 SF	One space/50 SF of public seating and waiting area, plus one space/200 SF remaining GFA, with a min. of 10 spaces req'd	10		10		
Truck Rental	247 SF	One space for each rental vehicle, plus one space for each 250 SF of GFA	1		7		
SubTotal			20	1	27	1	
TOTAL			22		28		Y
Loading Spaces			1		1		Y

* Current Title 19.04 parking requirements for a Convenience Store use requires one parking space per 175 square feet; however, pursuant to Title 19.10.10(C)(1), "For any change of use that requires an increase in the number of required parking spaces, only the increased number of parking spaces shall be required." As no increase in the square-footage of the Convenience Store use will take place as part of this review, the subject property will not be required to conform to the current Convenience Store parking requirements.

Exceptions		
Request	Requirement	Staff Recommendation
To allow one, 24-inch box tree	Five, 24-inch box tree	Denial
To allow 27, five-gallon shrubs	43, five-gallon shrubs and 20, one-gallon shrubs	Denial

ANALYSIS

- **Land Use and Zoning**

The subject site is located in the Southwest Sector of the General Plan and has a current General Plan designation of SC (Service Commercial). A General Plan Amendment (GPA-33542) to change the designation to GC (General Commercial) has been submitted along with the Rezoning request. The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow Mixed-Use development with a residential component where appropriate.

A companion application to Rezone (ZON-33543) the site from the C-1 (Limited Commercial) district to the C-2 (General Commercial) district has also been submitted by the applicant. The proposed C-2 (General Commercial) district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) district is also appropriate along commercial corridors. The C-2 (General Commercial) district is consistent with the General Commercial category of the General Plan.

With the approval of the proposed Rezoning (ZON-33543) to the C-2 (General Commercial) zoning district and the General Plan Amendment (GPA-33542) to the GC (General Commercial) land use designation, the proposed Truck Rental establishment will be permissible with the approval of a Special Use Permit (SUP-33544).

- **Site Plan**

The site is located at the northeast corner of Westcliff Drive and Durango Drive. The site plan indicates an existing 3,598 square-foot building located near the central east portion of the property, and is accessed by two existing 25-foot ingress/egress easements adjacent to the northwest and southeast corners of the site. In addition to the 3,598 square-foot building, the site features an existing three-island fuel pump facility with canopy adjacent to the southwest corner of the site, a permitted coin-operated water purifying station, an air and water dispensing facility and a 30-foot sign along the west perimeter of the site.

The applicant is proposing to modify the site plan by placing an additional six parking spaces on the subject property. This will bring the parking provided on site from 22 parking spaces to 28 parking spaces and locate a 247-square-foot Truck Rental establishment within a portion of the Convenience Store. By removing 247 square feet from the Convenience Store use, the required Convenience Store parking will be reduced from 12 parking spaces to 11 parking spaces, effectively providing seven parking spaces for the Truck Rental use. Of those seven parking spaces provided, one parking space will function as the minimum required customer parking for the Truck Rental use, while the remaining six will be provided for the storage of rental trucks, located at the northeast corner of the site, away from Durango Drive. To ensure that the parking spaces adjacent to Durango Drive do not become cluttered with parked rental trucks, a condition has been added restricting the parking of rental trucks from the Durango Drive and Westcliff Drive frontages. Additionally, a condition has been added to the Special Use Permit limiting the subject property to a maximum of six rental trucks or trailers to be parked on the subject property at any time.

The applicant has additionally provided one 15-foot by 25-foot loading zone along the north perimeter of the site where no loading zone has been previously provided. In order to ensure that the parking spaces, handicapped accessible parking space, loading zone and driveway aisle widths conform to the requirements of Title 19.10, a condition has been added requiring compliance with the dimensional requirements of Title 19.10.

Landscape Plan

The landscape plan submitted depicts a total of one, 24-inch box tree and 27, five-gallon shrubs where five, 15-gallon trees and 43, five-gallon shrubs were required by the landscape plans approved through Site Development Plan Review (Z-0110-90). The applicant has requested an Exception to allow the existing landscape of one, 24-inch box tree and 27, five-gallon shrubs to remain in place. Staff recommends denial of this Exception request as the subject property provides sufficient landscape planters adjacent to the south perimeter, northeast corner, northwest corner of the building and east side of the existing building in which to locate the required plant material. A condition requiring compliance to the approved landscape plans has been added.

The original approved landscape plans differ from the current site configuration in that the original landscape buffer adjacent to Durango Drive has now been removed. The original plans indicated a landscape buffer of 12 feet in width, and Durango Drive built out to a width of 33 feet. Durango Drive has now been built out to a width of 50 feet, removing the original required landscape buffer. Pursuant to Title 19.08.030(G), no action by the City in connection with the acquisition or use of right-of-way or the installation of off-site improvements shall have the effect of rendering a previously conforming lot or structure non-conforming as to lot width, lot area, or setback requirements. As the buffer adjacent to Durango Drive is no longer in place due to the built-out width of Durango Drive, a condition has been added requiring that all quantities of landscape material provided on the original approved landscape plans be provided within existing planters on the subject property.

- **Elevations and Floor Plan**

The applicant has submitted photographs of the existing building in lieu of architectural drawings. The elevations depict a stucco building, with glass storefront windows along the south and west facades and a flat roof with a screening parapet. The signage displayed on the façade of the building, namely the window signage and a menu board at the southwest corner of the building, are not in compliance with the requirements of Title 19.14.060(F). A condition has been added requiring conformance to the sign standards of Title 19.14.060(F).

The floor plan submitted depicts a 3,598 square-foot building containing a 2,746 square-foot Convenience Store, a 605 square-foot Restaurant, and a 247 square-foot Truck Rental Establishment. The floor plan indicates the display racks, a cold vault, restrooms, storage room, sales counter, gaming area and an office associated with the Convenience Store use. A seating area and preparation/storage room are indicated for the Restaurant use, while a sales display area and a customer service counter are indicated for the Truck Rental Use. The existing and proposed uses within the 3,598 square-foot building each contain specific parking requirements. As the applicant will intend on utilizing every available parking space for each use on site, and any future expansion of any use may require the placement of additional parking spaces or the submittal of a parking Variance, a condition has been added limiting the square footage of each use to a maximum of 2,746 square feet for the Convenience Store; a maximum of 605 square-feet for the Restaurant; and a maximum of 247 square feet for the Truck Rental Establishment.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed Truck Rental establishment in conjunction with an existing Convenience Store and Restaurant is not compatible with adjacent development and development in the area as the applicant is seeking a zoning designation, land use designation, and a proposed use that is too intense for the surrounding area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

With the approval of the associated request for a General Plan Amendment (GPA-33542) to the GC (General Commercial) land use designation for the site, the proposed development will become the only GC (General Commercial) property within the surrounding area. Landscape materials, parking lot layout and use restrictions have been conditioned to ensure compliance with Title 19 and previously approved entitlements.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site is provided by Westcliff Drive and Durango Drive, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. The existing street facilities are adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building materials are appropriate for the area and for the City as the structure has been on the subject property since 1997 and approved through Site Development Plan Review (Z-0110-90). The landscape materials are not appropriate as the site is currently under landscaped and not in conformance with the original approved landscape plans. The site provides ample landscape planters for the minimum required landscaping.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations, design characteristics and architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. Staff notes that the applicant is not updating, altering, painting or modifying the existing building in any way from the previously approved Site Development Plan Review (Z-0110-90). The existing signage on the exterior of the existing building is not in compliance with the requirements of Title 19.14.060(F). A condition has been added requiring conformance to the sign standards of Title 19.14.060(F).

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

This proposal will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT 34

SENATE DISTRICT 8

NOTICES MAILED 288 by City Clerk

APPROVALS 2

PROTESTS 8